

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**February 26, 2015**

**Regular Meeting**

Chairman Christopher Garcia opened the February 26, 2015 Regular Meeting of the West Milford Planning Board at **7:33 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance and Roll Call. The Oath of Public Office was administered to Councilwoman Ada Erik.

**ROLL CALL**

**Present:** Linda Connolly, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme (7:52), Alternate Michael Siesta, Alternate Steven Castronova, Chairman Christopher Garcia.

**Absent/Excused:** Mayor Bettina Bieri, Glenn Wenzel, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Chuck McGroarty.

Chairman Christopher Garcia requested Alternates Michael Siesta and Steven Castronova to sit on the Board for the absent Board Members, and advised that a quorum was present to hold this meeting.

**PUBLIC PORTION**

Chairman Garcia opened the Public Portion of the meeting. With no one present wishing to address the Board, the Public Portion was **closed** on a **motion** by Andrew Gargano and a **second** by Michael Siesta.

**PRESENTATIONS** – None.

**APPOINTMENT OF BOARD PROFESSIONALS**

Appointment of Planning Board Hydrogeologist - M2 Associates Inc. – Matthew J. Mulhall.

**Motion** was made by Andrew Gargano with a **second** by Douglas Ott to **approve** the appointment of M2 Associates – Matthew J. Mulhall as the Board's hydrogeological consultant.

**Eligible to Vote Roll Call:**

**Yes:** Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Michael Siesta, Chairman Christopher Garcia.

**No:** None.

**Motion approved.**

**MEMORIALIZATIONS**

**RESOLUTION NO. 2015 – 05**

**A RESOLUTION AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT IN AN AMOUNT NOT TO EXCEED \$5,000 TO M2 ASSOCIATES INC.**

**Motion** was made by Andrew Gargano with a **second** by Steven Castronova to **approve** the Resolution No. 2015-05 for the appointment of M2 Associates – Matthew J. Mulhall as the Board's hydrogeological consultant.

**Eligible to Vote Roll Call:**

**Yes:** Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Michael Siesta, Chairman Christopher Garcia.

**No:** None.

**Motion approved.**

**RESOLUTION NO. 2015 –**

**RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST MILFORD MASTER PLAN**

*(This matter has been carried until the Township Council reviews it at their regular meeting on January 21, 2015.)*

Board Member Michael Siesta advised the Board that this matter had been discussed by the Board of Adjustment (he is a member of the Zoning Board of Adjustment) and that Board suggested some changes to the Land Use Plan that will be included in a report by their Planner

William Drew. The Board Secretary advised the Board that the Township Administrator had comments and made several suggestions that he sent to Board Planner Chuck McGroarty. Councilwoman Ada Erik noted that the Township Council did not have comments, and that the Administrator may want to review them with the Council at a subsequent meeting. The Board members concurred that they would wait for the report from the Board of Adjustment.

**EXTENSIONS OF TIME** – None.

**NEW OR ONGOING BUSINESS**

The Board Secretary advised the Board that the Inserra/West Milford – Shop Rite plans had been received and sent out for Board professional reviews. If all goes well, this application may be on the agenda for the end of April 2015.

With regard to the Chelsea at Bald Eagle site plan, the Board Secretary advised that the revised plans had been signed and distributed, so the applicant can submit their construction permits for review and processing.

The Secretary also reported that the firm of Price Meese requested a preliminary and final site plan application for a proposed Advanced Auto Parts store to be located on Union Valley Road.

With regard to the 538 Lakeside Road LLC proposed boat maintenance and storage for Greenwood Lake Turnpike, the Secretary advised that the application was deemed incomplete and revised plans and other documents were requested for completeness.

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES REFERRED FROM COUNCIL** – None.

**BOARD PLANNER’S REPORT** – None.

**BOARD ATTORNEY’S REPORT** – None.

**BOARD ENGINEER’S REPORT** – None.

**MISCELLANEOUS**

**Approval Of Invoices – Board Professionals**

Following discussion about the status of the remaining contract monies at the end of the year, a **motion** was made by Andrew Gargano with a **second** by Douglas Ott to **approve** the invoices submitted by the Planning Board professionals for services performed during the months of December 2014 and January 2015. The Planning Board **unanimously approved** the invoices for payment. It was noted by Board Member Andrew Gargano that there has been a large savings over the past several years with contract funds; those not expended are used for the following year.

**MINUTES**

The Minutes from the January 8, 2015 Planning Board Reorganization and Regular meeting were **approved** on a **motion** by Andrew Gargano and a **second** by Douglas Ott.

**The following correspondence was reviewed by the Planning Board and filed:**

**Highlands Water Protection And Planning Act Correspondence**

1. None.

**NJ Department of Environmental Protection Correspondence**

1. Copy of an application, dated January 30, 2015 to the NJDEP for a Freshwater Wetlands General Permit #1, Coastal General Permit #23, Coastal Wetlands Permit, Flood Hazard Area (5-Yr Maintenance) Individual Permit, and Water Quality Certificate from Paulus, Sokolowski, & Sartor LLC for (JCP&L) Jersey Central Power and Light Company regarding Vegetative Maintenance, Utility Infrastructure Maintenance, Repair and Replacement Activities in 235 Municipalities, 13 Counties in New Jersey.

2. Correspondence from United Water New Jersey Mid Atlantic Operations, dated January 28, 2015, transmitting the 2014 Community Right To Know Survey for the Sewer Treatment Facility located on Richmond Road.

3. Notice from Rutgers NJ Agricultural Experiment Station regarding the Environment & Public Health 12-week course that is taking place from June 1 – July 17, 2015 in preparation of the REHS – Registered Environmental Health Specialists licensing exam.

4. Notification from the NJDEP, dated February 17, 2015, advising that eight citizens had recently been charged with illegal dumping on State Lands as part of the “Don’t Waste Our Open Space” initiative, bringing the total to 36 enforcements.

**Miscellaneous Correspondence Received/Sent**

1. Announcement from Sustainable Jersey regarding the 2015 New Jersey Sustainability Summit on June 10, 2015 from 8 am to 4 pm at the College of New Jersey in Ewing, NJ.
2. 2015 New Jersey Planning Officials Dues Notice – Dual Board Membership \$360.; ANJEC 2015 Annual Dues Notice – Includes All Workshops \$400.; NJAPZA Membership \$225. (PB, BOA, ZO).
3. Copy of correspondence from Windels Marx Lane & Mittendorf, LLP on behalf of Jersey Central Power & Light Company, dated February 5, 2015, to the State of New Jersey Board of Public Utilities regarding Exceptions of Petitioner, Jersey Central Power & Light Company to the Initial Decision Dated January 8, 2015 related to the “Verified Petition of JCP&L For Review and Approval of Increases In and Other Adjustments to Its Rates and Charges for Electric Service and For Approval of Other Proposed Tariff Revisions in Connection Therewith; And For Approval of an Accelerated Reliability Enhancement

**ADJOURNMENT**

With no further business to come before the Planning Board, Chairman Garcia **adjourned** the Regular meeting of February 26, 2015 at 7:55 p.m. on a **motion** made by Geoffrey Syme with a **second** by Linda Connolly.

Approved: April 2, 2015

Respectfully submitted by,

Tonya E. Cubby, Secretary